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These are the unadopted Minutes of a virtual Planning Committee Meeting of Crookham Village Parish Council, held at 7.30pm on Monday 21st December 2020. Please refer to the Parish Council Minutes of the next meeting for any alterations.

Present: Cllr David Jackson (Chairman)

Cllr Julia Ambler

Cllr Simon Ambler

Mrs Angela Sayers

Mrs Tabby Powell

Public: None

1. Apologies for Absence.

Cllr Suzanne Barham, Cllr Stephen Bennett, Cllr Andrew Friend

2. Chairman's Announcements

None

3. Minutes from the last meeting

Minutes from the 19th October 2020 were agreed

4. Declarations by members of interests in items on the agenda.

Cllr Simon Ambler – Planning Application 20/02827/AMCON

5. Consider Crime & Disorder Implications.

The Chairman reminded members of their duty to consider any crime and disorder implications that might arise from any decision that they might make at the meeting.

6. Public Participation (maximum of 3 minutes per speaker)

None

7. Planning Application Application 20/02904/LBC

Proposal: Erection of a single storey rear extension and repair/alterations at The Forge House, The Street Crookham Village Fleet GU51 5SG

Cllr Jackson provided the following briefing notes to members

Grade II listed building used as a forge until a few years ago (business moved to Dogmersfield).

Acceptability of structural repairs is a question for Hart's Conservation Officer and Building Control.

CVPC needs to decide acceptability of a greenhouse attached to a heritage forge building, which has no obvious relevance to the forge function, even though it will be obscured from sight from the highway

RESOLVED

No objection

ACTION

Planning clerk to file response with HDC

8. Planning Application 20/03017/PRIOR

Proposal: Erection of a single storey rear extension following demolition of existing conservatory at 47 Jessett Drive Church Crookham Fleet Hampshire GU52 0XB

Cllr Jackson provided the following briefing notes to members

Plan is to replace an existing conservatory with single storey extension 5m deep.
For those not familiar with Permitted Development rules for this type of application, Prior approval is required for greater than a 4m extension on a detached property.
The site is edge-on to Jessett Drive, so the extension would be visible from the highway. CVPC needs to decide acceptability of the altered street view

RESOLVED

No Objection

ACTION

Planning clerk to file response with HDC

The meeting was closed at 19.48pm

Cllr Simon Ambler, Cllr Julia Ambler & Cllr David Jackson suspended the meeting pending a quorum for Planning Application 20/02827/AMCON

The meeting resumed at 20.47pm with Cllr Indra Sinka, Cllr Julia Ambler & Cllr David Jackson in attendance

9. Planning Application 20/02827/AMCON – due 23rd Dec

Proposal: Variation of Condition 37 attached to Planning Permission 14/00504/MAJOR dated 26/06/2015 to allow the roundabout to be completed and fully operational prior to the 50th occupation of the development

at Land At Watery Lane Church Crookham Fleet Hampshire

Cllr Jackson provided the following briefing notes to members

CVPC objected to MG's previous attempt to get this concession, which was refused by Hart.

The following is a suggested line to take for this 2nd attempt.

Original application proposed roundabout before works on site.

Concession at appeal delayed roundabout until 1st occupation.

Appeal allowed 26 June 2015 with a condition at para 81 requiring the A287 roundabout to be fully operational prior to first occupation of any dwelling.

MG signed S106/S278 following the appeal thus agreeing to their legal obligations under the terms of the appeal.

More than 2000 days have now passed, yet MG is still not ready to start work on the roundabout. As far as CVPC has been able to determine, delays to the project have not been due either to COVID or to HCC, but to failure by MG to generate and progress the necessary plans in a timely manner.

Project planning should have been completed long before COVID, which would have allowed MG to take advantage of reduced COVID traffic flows to minimise traffic disruption during construction of the roundabout in parallel with starting work on the main site this year.

Traffic issues at the existing junction have worsened over the years since 2015 as more and more development in the local area has increased tidal traffic flows at peak times. The applicant is trying to use government statistics on overall traffic flows and ignoring the reasons for requiring a junction upgrade which are: peak traffic flows on Redfields Lane, particularly during term time, coinciding with heavy 2-way traffic on the A287; poor sightlines for exiting onto the A287; pressure on drivers to take risks especially when turning right from the head of a long queue on Redfields Lane; and the incidence of accidents in which by only good fortune has avoided fatalities.

One of the latest accidents involved a construction vehicle suggesting that the development may already have contributed an unwelcome statistic.

The threat to affordable housing relies on unsubstantiated claims about the response to delay by the receiving housing association. In the absence of supporting evidence, this seems more like a blackmail attempt than a material planning consideration.

The planning inspector at appeal heard all the evidence and drew a conclusion on roundabout timing that was accepted by MG. The basis for that decision remains as valid now as it was then. The local population views the current situation with both alarm and disgust.

It is hard to avoid the conclusion that MG seeks deliberately to delay implementing the roundabout in order to manage cash flow and has given scant regard to their signatures on the associated legal agreements or to the planning condition resulting from their successful appeal.

CVPC strongly recommends that Hart Council calls MG's bluff and insists on completion of the roundabout before first occupation and is prepared to put a stop notice on the main site if they do not comply with this condition of their planning approval at appeal.

RESOLVED

Draft above accepted – Cllr David Jackson to finalise wording

ACTION

Planning clerk to file response with HDC

10. Availability for the next planning meeting

Defer to the full council meeting on Monday 4th January 2021

Next Planning meetings: RFO to issue proposed dates for 2021

The meeting closed at 20.56pm